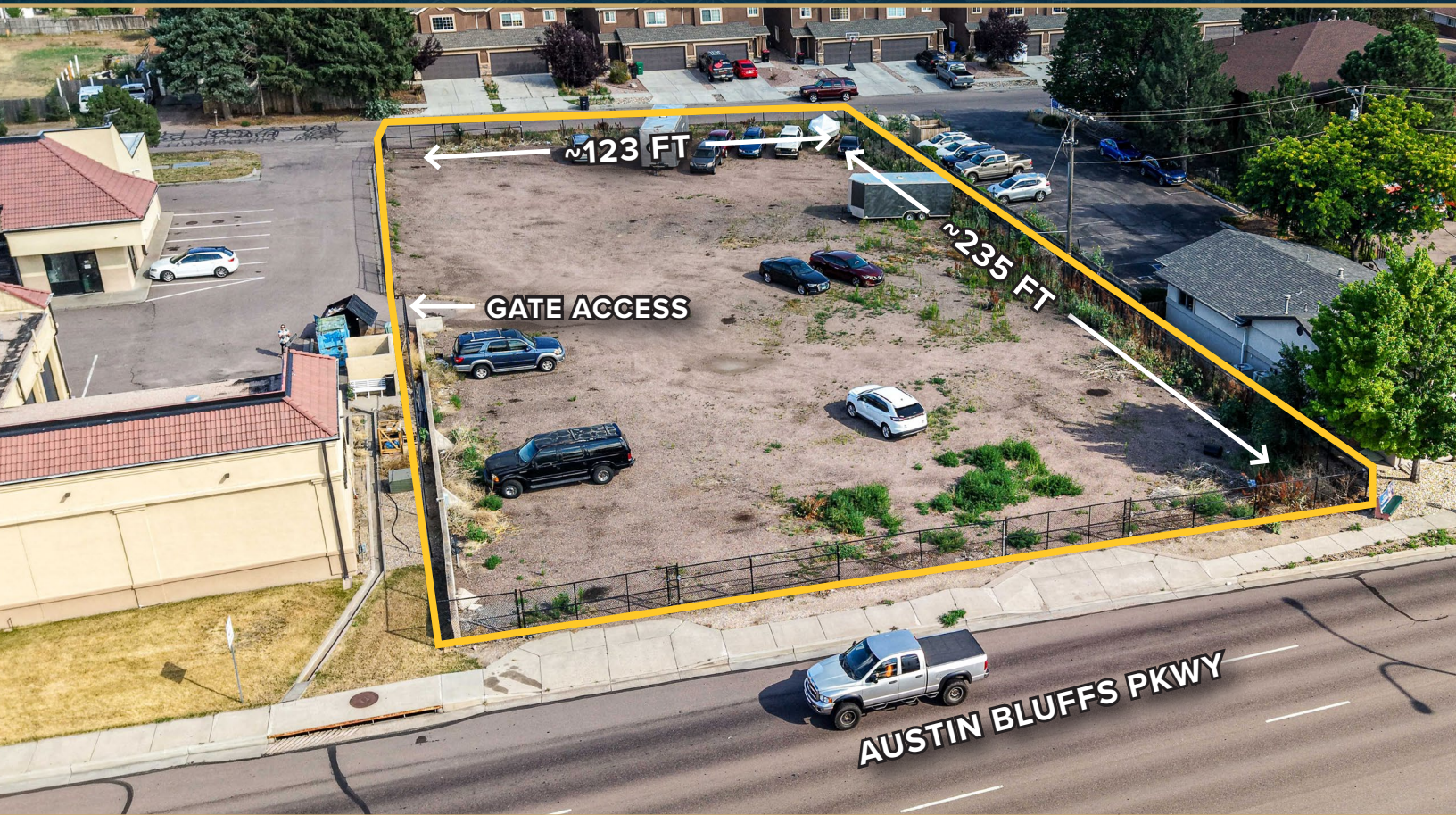


Secure Fenced Contractor Yard For Lease

4335 AUSTIN BLUFFS PKWY · COLORADO SPRINGS, CO 80918



4335 Austin Bluffs Parkway offers 28,500 SF of secure fenced outdoor storage in a centralized and accessible location. The site provides excellent frontage along Austin Bluffs Parkway with easy access for contractors, fleet operators, equipment storage, or material staging.

- Secure 28,500 SF fenced yard
- Gate access from parking lot
- Approximately 123' x 235'
- High visibility frontage along Austin Bluffs Parkway
- Easy truck and trailer access
- Ideal for contractor equipment, fleet vehicles, service vehicle parking, and material storage
- MX-L zoning supports a variety of commercial uses
- Additional auto shop and office / showroom with adjacent garage / shop space available on the same property providing flexible lease options to fit your business needs. Ask broker for current availabilities.

PROPERTY DETAILS

LOT SIZE:	28,500 SF
LEASE RATE:	\$4,500 / Mo. + NNN
NNN EXPENSES:	\$1,327 / Mo.
ZONING:	MX-L UV P
SURFACE TYPE:	Gravel

Need more than yard space?

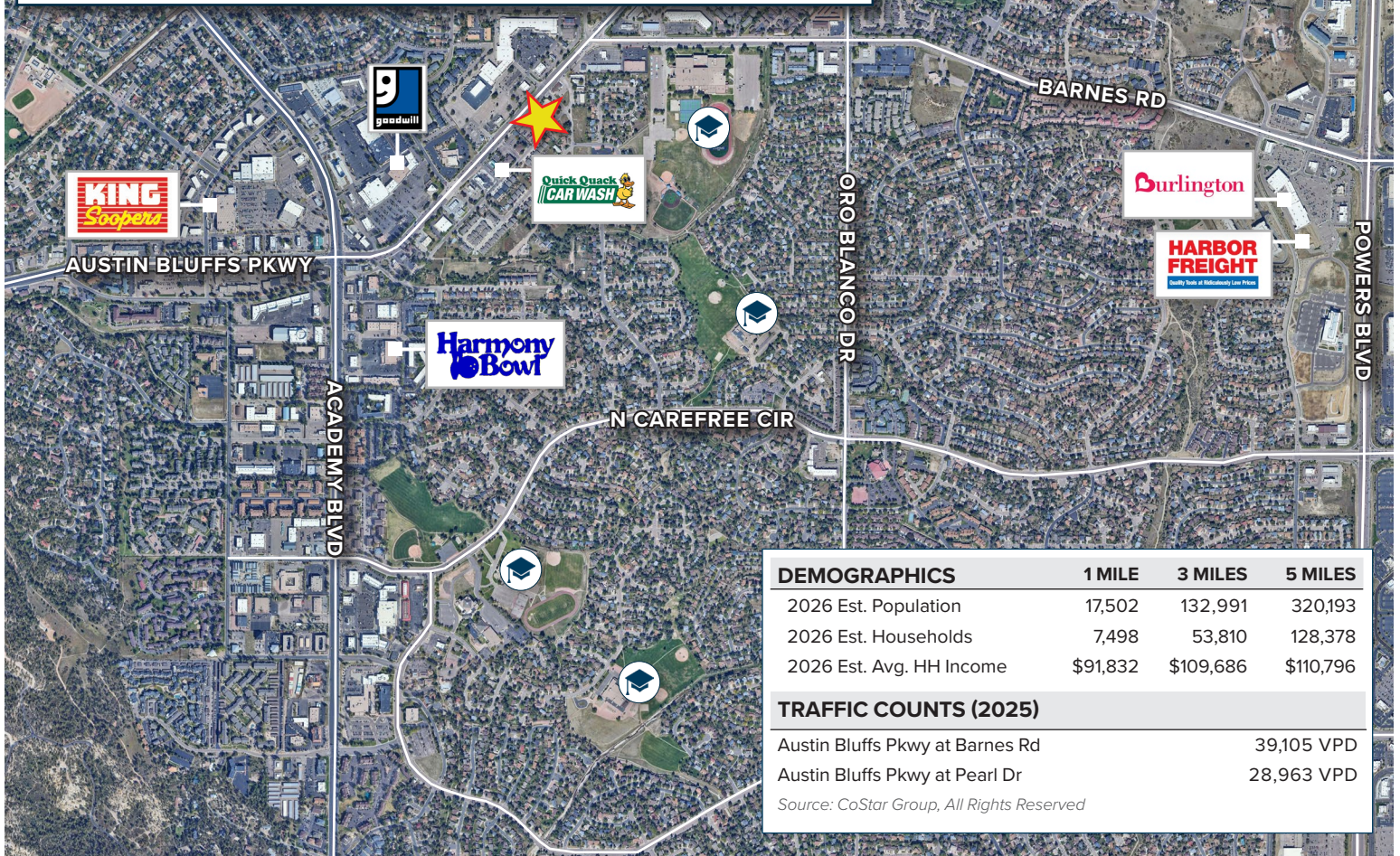
Additional office / showroom and auto shop space are available on-site.

Ask broker for current availability.



PROPERTY AVAILABILITIES

- Fenced Yard
- Office/Showroom & Garage/Shop
- Auto Repair Facility



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2026 Est. Population	17,502	132,991	320,193
2026 Est. Households	7,498	53,810	128,378
2026 Est. Avg. HH Income	\$91,832	\$109,686	\$110,796
TRAFFIC COUNTS (2025)			
Austin Bluffs Pkwy at Barnes Rd			39,105 VPD
Austin Bluffs Pkwy at Pearl Dr			28,963 VPD
Source: CoStar Group, All Rights Reserved			